



OFFICE/RETAIL SPACE

11100 PULASKI HIGHWAY | WHITE MARSH, MARYLAND 21162

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Brand new HVAC units (under warranty)
- 90' of frontage on Route 40 (Pulaski Highway)
- Minutes away from I-95
- Great visibility (32,930 AADT on Pulaski Highway)
- Pylon sign available
- Ample on-site parking



AVAILABLE:

SUITE A & B: 2,400 SF ±
(CAN BE DEMISED INTO SEPARATE SUITES)

SUITE D: 1,500 SF ±
(TWO-STORY)

BUILDING SIZE:

4,900 SF ±

SITE SIZE:

0.89 ACRES ±

TRAFFIC COUNT:

32,930 AADT (PULASKI HWY)

ZONING:

BRAS/ML AS

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

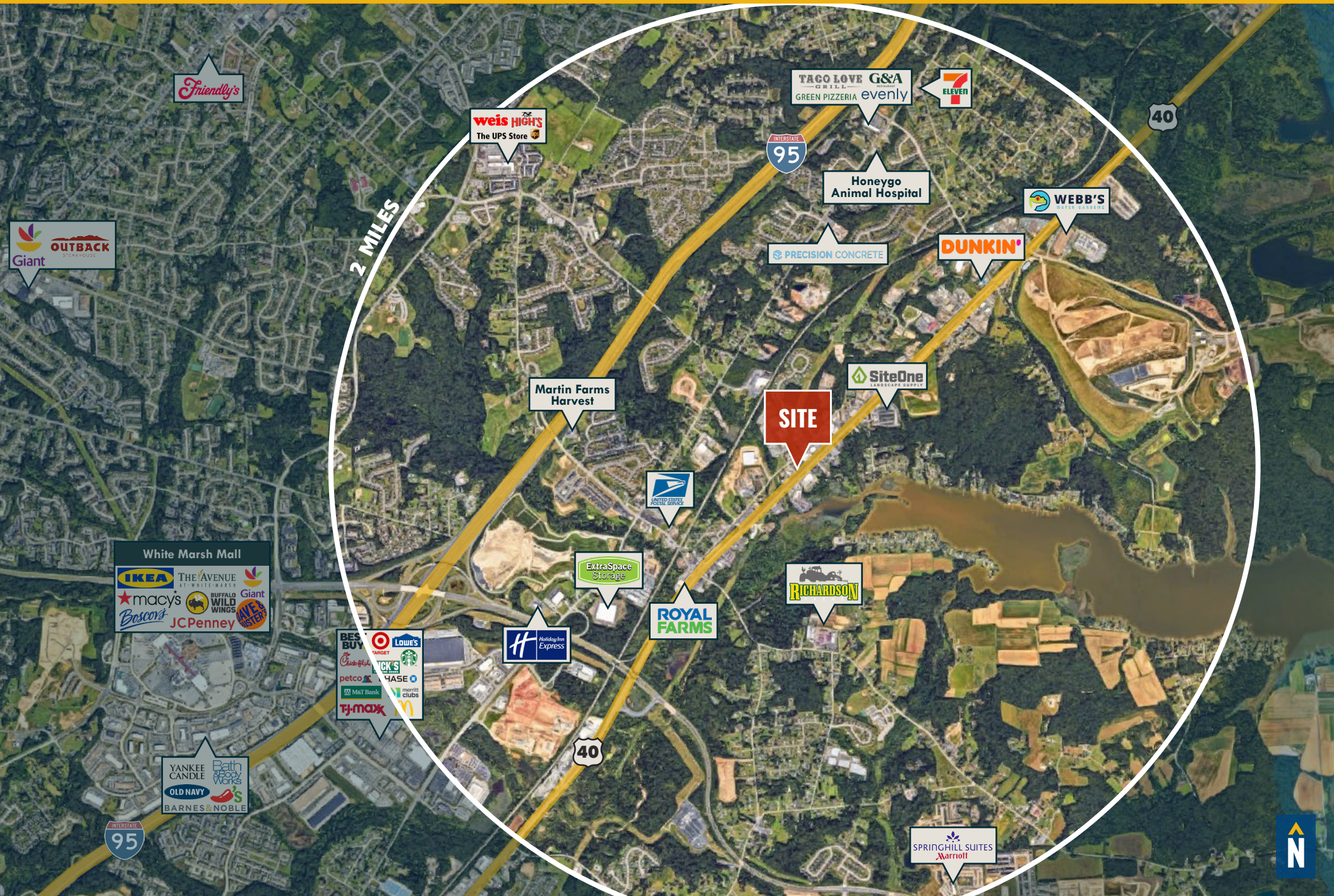
INTERIOR PHOTOS: SUITE A & B



INTERIOR PHOTOS: SUITE D



MARKET AERIAL



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,105

45,059

153,695

DAYTIME POPULATION



2,958

40,965

135,486

AVERAGE HOUSEHOLD INCOME



\$187,169

\$145,688

\$125,772

NUMBER OF HOUSEHOLDS



1,033

16,897

59,639

MEDIAN AGE

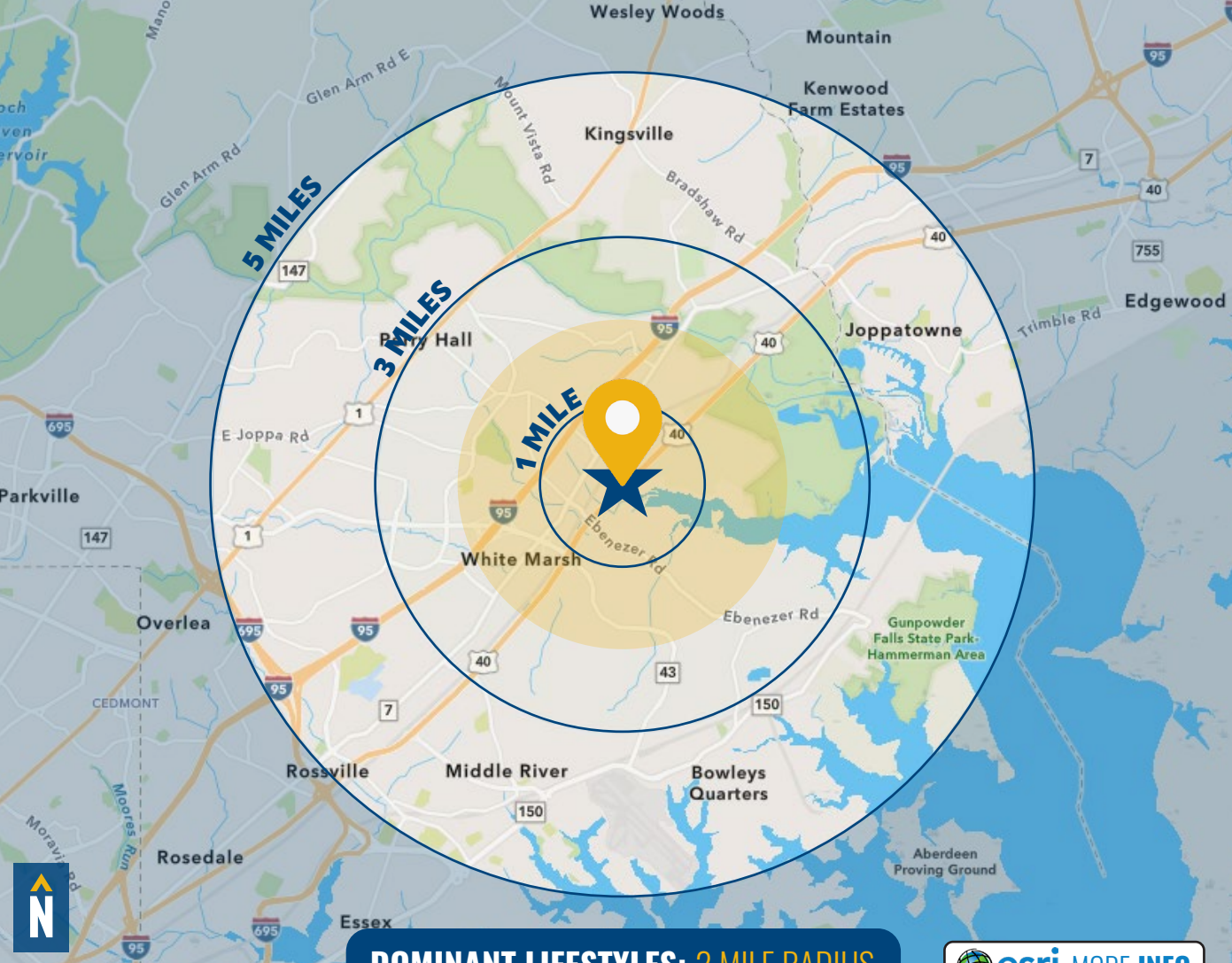


40.3

40.3

40.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

45%

PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

19%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

14%

SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

FOR MORE INFO **CONTACT:**



NICK MAGGIO

SENIOR REAL ESTATE ADVISOR

410.494.4880

NMAGGIO@mackenziecommercial.com



PATRICK J. SMITH

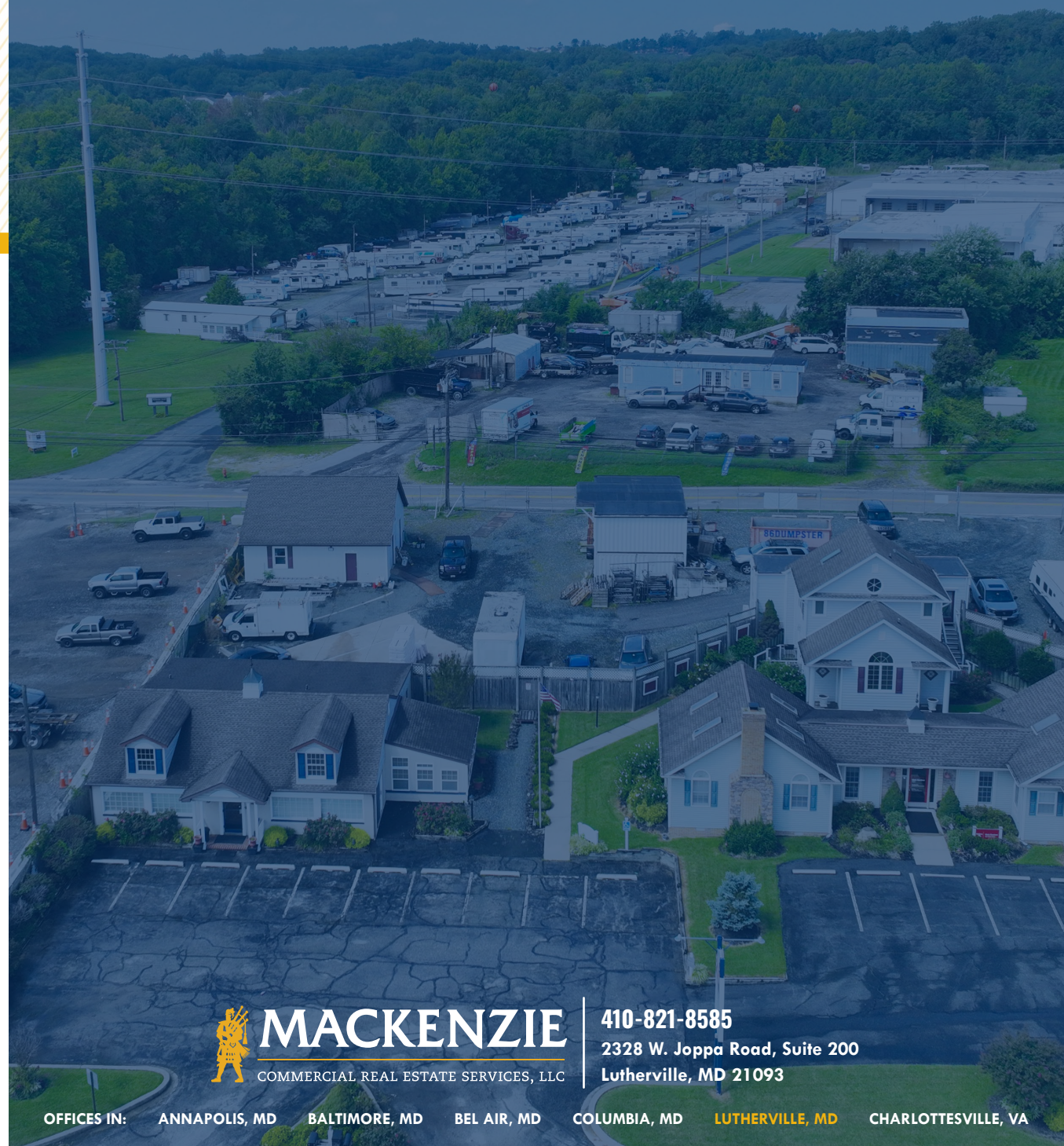
SENIOR REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.